

OFFICE OF THE PLANNING BOARD  
WEDNESDAY — FEBRUARY 28, 2007 - 7:30 PM  
TENTATIVE AGENDA

## CALL TO ORDER

## ROLL CALL

**APPROVAL OF MINUTES DATED:**

**DECEMBER 13, 2006**

**JANUARY 10, 2007**

**JANUARY 24, 2007**

## ANNUAL MOBILE HOME PARK REVIEW:

- A. NUGENT MOBILE HOME PARK – UNION AVE.  
B. MONACO MOBILE HOME PARK – WALSH AVE.

**PUBLIC HEARINGS:**

1. HUDSON VALLEY FEDERAL CREDIT UNION (06-19) RT. 32 & WILLOW LANE (CHAZEN)  
Proposed new construction of 6,122 s.f. building for bank.

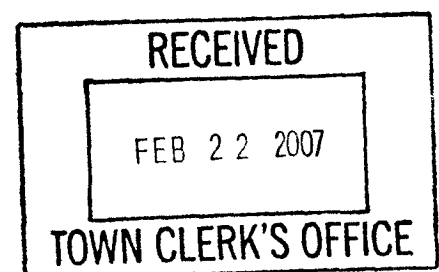
**REGULAR ITEMS:**

2. **BLYTHE SUBDIVISION (05-34)– Reapproval of corrected plan (Shaw)**
3. **NORTH PLANK DEVELOPMENT CO. (04-34) TEMPLE HILL ROAD (SHAW)**  
Proposed minor revision to approved site plan.
4. **BEAVER DAM LAKE WATER CORP. (07-04) BEAVER DAM LAKE (ROTH)**  
Proposed new well and replace storage tank in private water company.
5. **MC QUISTON / FROELICH LL CHG. (07-05) PINE STREET (MC QUISTON)**  
Residential Lot Line Change
6. **FIRST COLUMBIA SUBDIVISION (07-200) 424 AVENUE OF THE AMERICAS (BETTE)**  
Commercial subdivision to accommodate new office building
7. **FIRST COLUMBIA SITE PLAN (07-201) 424 AVENUE OF THE AMERICAS (BETTE)** Proposed  
60,000 s.f. professional office building.
8. **JERRY’S CLIMATE CONTROL (07-07) NYS RT. 300 (ZIMMERMAN)** Proposed climate  
control self storage mini warehouse building, 78,400 s.f. on four floors.

## DISCUSSION

## ADJOURNMENT

**(NEXT MEETING - FEBRUARY 28, 2007)**

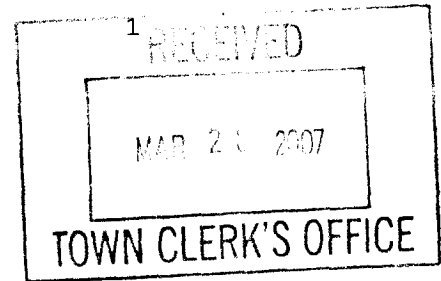


February 28, 2007

TOWN OF NEW WINDSOR

PLANNING BOARD

FEBRUARY 28, 2007



MEMBERS PRESENT: JERRY ARGENIO, CHAIRMAN  
HOWARD BROWN  
JOSEPH MINUTA  
DANIEL GALLAGHER

ALSO PRESENT: MARK EDSALL, P.E.  
PLANNING BOARD ENGINEER

MYRA MASON  
PLANNING BOARD SECRETARY

DOMINIC CORDISCO, ESQ.  
PLANNING BOARD ATTORNEY

ABSENT: NEIL SCHLESINGER  
HENRY VAN LEEUWEN  
HENRY SCHEIBLE

MICHAEL BABCOCK  
BUILDING INSPECTOR

REGULAR MEETING

MR. ARGENIO: I'd like to call to order the February 28, 2007 meeting of New Windsor Planning Board. Please stand for the Pledge of Allegiance.

(Whereupon, the Pledge of Allegiance was recited.)

MR. ARGENIO: Welcome everybody to the February 28 meeting of the Town of New Windsor planning board. As everybody's aware, we canceled our last meeting because of that snow storm. What we did was we took that agenda, we worked it into this meeting, the applicants for this meeting were very light so we don't end up with too full an agenda today. Mike Babcock will not be with us tonight, he's ill. Henry VanLeeuwen is attending to some business in Florida and Neil called me, he will not be here. With us tonight is Dominic Cordisco, Franny's here, Mark Edsall's here and I asked Danny Gallagher to come up and fill Neil Schlesinger's spot.

APPROVAL\_OF\_MINUTES\_DATED: \_\_DECEMBER\_13,\_2006,\_JANUARY\_  
\_\_\_\_\_  
10,\_2007,\_JANUARY\_24,\_2007  
\_\_\_\_\_

MR. ARGENIO: With that, we're going to get started with an approval of the minutes dated December 13, 2006, January 10, 2007 and January 24, 2007, if nobody takes exception to what we have there, I'll accept a motion we accept them as written.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board accept the minutes of December 13, January 10, January 24 of '07 as written. If there's no further discussion, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

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ANNUAL\_MOBILE\_HOME\_PARK\_REVIEW:

NUGENT\_MOBILE\_HOME\_PARK

MR. ARGENIO: Next on the agenda is the Nugent Mobile Home Park on Union Avenue, somebody here to represent that? Mrs. Nugent I see is in the audience. We don't have Mike here but Mark, do you have something?

MR. EDSALL: I have his paperwork here, the fire inspector's office report indicates no problems, everything seems to be in order from this form and the reapproval for special permit if she has \$100.

MR. ARGENIO: I have the review sheet here as well. Do you have a check for \$100?

MRS. NUGENT: Yes.

MR. ARGENIO: You're certainly one of the better mobile home sites in town. If there's no objection, I'll accept a motion we extend this permit for one year.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board extend the special use permit for the Nugent Mobile Home Park on Union Avenue. If there's no further discussion, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

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MONACO\_MOBILE\_HOME\_PARK  
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MR. ARGENIO: Monaco Mobile Home Park on Walsh Avenue.  
What's your name, sir?

MR. MONACO: Carmen Monaco.

MR. ARGENIO: What do you have there, Mark?

MR. EDSALL: Similar to the prior applicants, fire  
inspector's office doesn't indicate any problems on the  
site, everything seems to be in order and the approval  
fee is \$100.

MR. ARGENIO: You're not going to give me cash I hope?

MR. MONACO: No, sir.

MR. ARGENIO: Do you have a check for \$100?

MR. MONACO: Yes.

MR. ARGENIO: I'll accept a motion that we grant them a  
one year extension.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that  
the Town of New Windsor Planning Board offer a one year  
extension to the special use permit for the Monaco  
Mobile Home Park on Walsh Avenue. If there's no  
further discussion from the board members, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE

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MR. ARGENIO

AYE

PUBLIC\_HEARINGS:

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HUDSON\_VALLEY\_FEDERAL\_CREDIT\_UNION\_(06-19)

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MR. ARGENIO: Hudson Valley Federal Credit Union site plan on New York State Route 32 and Willow Lane. This application proposes new 6,100 square foot credit union facility on the 2.3 plus acre parcel. Plan was previously reviewed at the 24 May, 2006 planning board meeting. The application is before the board for public hearing at this time. I see Roger is here to represent this. Would you give me your name and who you're with for Franny please?

MR. KEATING: Sure thing, Mr. Chairman, members of the board, my name is Roger Keating from Chazen Companies. I'm here tonight on behalf of the Hudson Valley Federal Credit Union to present the proposed branch located at the Willow Lane Route 32 site. I also have here with me tonight Scott Breidy, he's in the audience from Turner Construction, he's the construction manager for the credit union that does all the sites. I have a few representatives from the credit union if there's any questions regarding their application. It's been some time since we have been before you so I will do a quick overview of everything.

MR. ARGENIO: I want you to turn that a bit so the audience can see it cause you're going to address, give us a brief synopsis of what you're doing there and then we'll have the chance to review it again, the planning board, and then we'll open it up to the audience. So go ahead.

MR. KEATING: Real briefly over the past several months we have been working with the town's designated engineer and the fire district to address comments for the project, what the credit union is proposing is a new branch located at the intersection of Route 32 and Willow Lane. The proposed site is approximately 2.3

acres in size and the project site there's split zoning on it with a commercial zone and the majority of the site being commercially zoned and portions just to the rear of the property being residentially zoned, all of the structures are located in the commercial zone. The proposed branch is proposing two connection points to the site first being along Willow Lane and seeking along New York State Route 32 through the review process with the engineer and the workshops the location of these have been pushed further away from the intersection of Route 32 and Willow and so that there's greater separation distance from the intersection. Proposed site or the proposed branch will connect to the town's public water and sanitary sewer systems, the proposed sanitary sewer connection would be located on the site within an existing sanitary sewer main that runs through the property and the water connections would be off of Willow Lane with two connections, one being for domestic and the other being for the fire suppression system which was something that the fire, part of the fire department was requiring since the building was greater than 5,000 square feet that we're asking that the building be sprinklered.

MR. ARGENIO: It is sprinklered?

MR. KEATING: Yes, we have provided that. Few things that were noted previously with the fire inspector is that he wanted to see two fire hydrants on the site, we provided two 30 foot wide travel lanes on the Willow Lane side and the Route 32 side extended the entrance width to Willow Lane to 30 feet as well at the request of the fire district. Since the project site will disturb greater than one acre of land the site's required to conform with the New York State DEC Phase 2 storm water regulations and the storm water management facilities have been designed on the site to conform for both the quantity and quality measures for the storm water management program. Also at the previous

meetings there was some discussion that this site previously at one time had a restaurant that had burned to the ground, there was a fire there and the town had lost one of their volunteer fireman, Sean McGuire was the gentleman's name and the credit union is looking at doing as part of their landscaping plan and their flag pole on the site doing a monument to incorporate that with the flag pole and the landscaping on the site plan.

MR. ARGENIO: What does that mean you're looking at doing?

MR. KEATING: They're looking at different options.

MR. ARGENIO: It's been a year, we talked about it at length last time.

MR. KEATING: Scott, can you offer anything with the type of monument?

MR. BREIDY: I have been in touch with a monument company and I'm working with the fire department on something that's appropriate.

MR. ARGENIO: So you did talk to them?

MR. KEATING: Yes and I have actually talked to Frank and his brother I believe who was a close personal friend of Sean's and he's offered some insight as well, details are not buttoned up 100 percent but there will be some sort of monument incorporated with landscaping and flag pole on the site.

MR. ARGENIO: You guys are moving, you did speak to the people you need to speak to and the firemen are an important part of our community and the loss of that young guy was a long time ago but it was a terrible thing. Go ahead, I interrupted you.

MR. KEATING: That's fine but no, we're, I should, when I say looking at it, we have been looking into the options of what we can do there on the site. So basically with that, Mr. Chairman, I will open it up for any questions and comments.

MR. ARGENIO: You're sprinklered?

MR. KEATING: Yes.

MR. ARGENIO: We talked about the flag pole. Let me ask you a question, why do you have two water taps out in the middle of Willow Lane? Why aren't you coming in with something of enough substance that you can tap off of that for domestic?

MR. KEATING: We could look at possibly doing that, I'm not sure, maybe Mark can go into that further but--

MR. ARGENIO: Mark?

MR. EDSALL: I think they can probably work the details out with John Agido to come in with a single line and split with domestic and fire.

MR. ARGENIO: You don't have any reason for that?

MR. EDSALL: I would say leave that to John, I'm sure John can work something out.

MR. ARGENIO: I think that would be better a single tap and the configuration of the valves on the site, you have to work that with John, I know a lot of times they don't want to have the domestic water directly adjacent to the sprinkler line because somebody will five years from now be playing with the valves and twist the wrong valve and the sprinkler line will be shut for two years before anybody knows.

MR. EDSALL: These will be substantially different

sizes so we can work that out.

MR. ARGENIO: While my contemporaries up here continue to review the plan, I'm going to just go into a couple of procedural things quick. Mark, we circulated the lead agency coordination letter in May I see, is there any reason where we can't take lead agency at this time?

MR. EDSALL: I'm aware of no reason, I don't believe Myra received any--

MR. ARGENIO: Anybody agrees with that, I'll accept a motion we take lead agency.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board take lead agency for the Hudson Valley Federal Credit Union site plan. No further discussion, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

MR. ARGENIO: You know what I find interesting here on the storm water on the actually the utility plan there's a pre-cast concrete storm water pre-treatment vault that's before it goes into the pond, what's that, a settling structure there that open area?

MR. KEATING: It's a sand filter, surface sand filter. It's a means of providing pre-treatment, almost a settling type of structure before it enters the filter

area.

MR. ARGENIO: You guys are being good citizens by putting that in?

MR. KEATING: No, it's part of the Phase 2 requirements that you have to pretreat for a sand filter 25 percent of the volume before it enters.

MR. ARGENIO: I haven't seen that. Have you seen that out there?

MR. MINUTA: No.

MR. ARGENIO: On storm I haven't seen it.

MR. KEATING: One of the--

MR. ARGENIO: It works for me.

MR. KEATING: Okay.

MR. ARGENIO: We did hear from Orange County Planning and what they say is reduce the parking if possible, can you tell me about your parking counts?

MR. KEATING: Well, the parking counts are such, very similar to what we presented before on previous projects is that the credit union has a desire to have additional parking due to when their shift change happens on their site they tend to eat up an additional amount of parking when the shift changes are happening, so they seem to have a higher demand for their parking on their sites due to the function of their business so that's--

MR. ARGENIO: Do you see that as a big issue there that parking thing? I think that makes sense to me.

MR. EDSALL: Well--

MR. ARGENIO: I know we have parking problems, I mean, in the town, Destinta Theaters, try to go see a movie on an inclement Saturday, it's a disaster.

MR. EDSALL: Yeah, part of my concern always when you have a location immediately on a state highway you want to have a little bit of safety factor.

MR. ARGENIO: I agree.

MR. EDSALL: You don't want parking out in the highway under any circumstances.

MR. ARGENIO: Willow Lane is not exactly a country road.

MR. EDSALL: No, Willow is a connector road so you wouldn't want cars parked out there.

MR. ARGENIO: What do you guys think about that?

MR. MINUTA: Technically speaking, you look at federal credit unions comparison to banks they usually have a much higher need for parking and additional parking on the site is a benefit in this case.

MR. ARGENIO: I agree, what do you guys think?

MR. GALLAGHER: I agree as long as it's not too much blacktop taking away from the trees.

MR. BROWN: I agree.

MR. ARGENIO: Yeah, I agree, I think Joe said it very well as Mark did, you know when you're on, next to Willow Lane and Route 32 you certainly don't want anybody, I mean if you guys had an open house you guys, who the heck knows, you don't want people parking on the road. We have fire approved, we have highway we

don't, we haven't heard back from DOT. Can you tell us a little bit about that?

MR. KEATING: Well, I haven't heard back from DOT either and I think what we'll end up having to do is to set up a workshop with them to see about discussing some of the comments.

MR. EDSALL: I think the simple way since as of January this year the reviews are no longer being performed at the permitting office but rather being performed with the traffic safety up in Poughkeepsie with the board's permission I will send a letter to Mr. Dilman up there and give him a little history and ask that they please return a response.

MR. ARGENIO: Let's open this up to the public. You guys can continue to scan these but I'd like to hear from the people because there may be some things that we're not covering here, some existing site anomalies that we're not aware of. On the first day of February, 2007, 10 addressed envelopes went out containing the notice of public hearing pertinent to application. If there's anybody in the room who would like to speak for or against this project or just comment on it or if you want to know something about it that we didn't cover, please raise your hand, be recognized by the board, come forward, give us your name and address and we're certainly happy to hear you.

MS. JONES: Rebecca Jones.

MR. ARGENIO: Ma'am, name and address for the stenographer?

MS. JONES: Rebecca Jones, 30 Willow Parkway, New Windsor. I live off of Willow Lane, just found out about this project, just wondering, okay, so the building, I have notes from the last meeting of May, 2006 and at that time, the building was supposed to be

less than 6,000 and now it's over?

MR. KEATING: I can actually help clarify that, there's been some resolution to the building as its process has been developing, the building size has actually reduced, it was reduced down to the 5,800 square feet and actually another minor change to the building which is actually just changing it slightly, just next to the drive-thru there was a jog on the building, slight jog in the rear of the building and that has also been removed from there where it was next to the drive-thru so the square footage of the building is around is 5,000 now 5,010 square feet.

MR. ARGENIO: What was it?

MR. KEATING: It was 5,872 I think it was.

MR. ARGENIO: So it's smaller?

MR. KEATING: It's smaller now since we just changed that jog at the drive-thru.

MR. ARGENIO: Does that answer your question, ma'am?

MS. JONES: So it's much smaller than what was indicated on the agenda?

MR. KEATING: What was originally proposed, yes, it has been significantly reduced.

MS. JONES: I have a number of questions. The access to 32 and Willow Lane, how is that, where is that?

MR. KEATING: The access, well, I'll turn the plans.

MR. ARGENIO: You can walk up here if you'd like.

MR. KEATING: This is Willow Lane out here and state highway's here, intersection is here and the access to

Willow Lane is at that driveway location right there.

MS. JONES: So how far back is that?

MR. KEATING: From here it's I believe it's from the intersection approximately 250 feet away.

MS. JONES: How close is the building to the road?

MR. KEATING: The building setback line is 60 foot building setback from the DOT right-of-way, from there approximately I'd say about 80 feet from the right-of-way, approximately 80 feet is the right-of-way from the edge of pavement it's approximately 95 feet.

MS. JONES: So I was just wondering when you're coming down Willow Lane and you're at this point how much, is there anything, will there be any obstructions to sight distance?

MR. KEATING: The sight distance issues were raised briefly by Mark, there was landscaping that was a higher landscaping that was located along the front of the property, that landscaping has since been removed from that area and has been pulled back into the site, there's lower lying landscaping that still remains along the front of the property but there were some obstructions that Mark had identified during some of the previous reviews and those have since been moved, pushed back into the site so that will not be within that right-of-way.

MS. JONES: So the landscaping is now lower?

MR. KEATING: It's a lower landscaping and the landscaping has been pushed further back into the site from where it was originally.

MS. JONES: So then what will be in the front is going to be parking?

MR. KEATING: There's parking here along the front of the lot.

MS. JONES: Then--

MR. KEATING: This now would be green area within that area.

MS. JONES: So the street is over here so this is all going to be empty here?

MR. KEATING: No, that's the state H.

MS. JONES: So the parking is right here so actually the cars--

MR. KEATING: Shaded area is the cars.

MS. JONES: So the cars will--

MR. KEATING: The cars are set back.

MR. ARGENIO: You know what, let me just interrupt for a second, ma'am, if you, what I'd like to get out of this, what I'm trying to get out of this from the people, these plans are available for you to look at any time at Town Hall, Myra will assist you at any point in time but what I'm looking for is input from the public, information that we as a planning board may not have or know about the site to help us to create a better package for the people of the town, that's kind of what I'd like to try to focus on if we can.

MS. JONES: Well, there are a number of people as has been mentioned before Willow Lane is used as a cut through and it has a lot of traffic and so people turning into it, people turning off of it so I think a sight distance question is reasonable, a lot of people use that road.

MR. ARGENIO: It's perfectly reasonable.

MS. JONES: All right, okay, just wondering how large is this project compared to the existing bank by Wal-Mart, is it about the same?

MR. KEATING: Tony, is that about the same?

MR. ROMIER: Tony Romier (phonetic) from the Hudson Valley Credit Union, the current branch by Wal-Mart is about 42 to 4,500 square feet so this is slightly bigger.

MR. ARGENIO: What's your new building going to be up at Wal-Mart?

MR. ROMIER: 6,800 square feet.

MS. JONES: So but for this new building is bigger than the current one by Wal-Mart and the one by Wal-Mart services how many people?

MR. ROMIER: We have a very large business in that location, that's why we're expanding it.

MS. JONES: Right, have you calculated the number of cars?

MR. ROMIER: We don't have a good calculation of that, it's one of our busiest branches, that's why we're expanding and we think that the expanded branch is going to compliment this branch ultimately.

MS. JONES: I was wondering was there any proposal to put sidewalks?

MR. KEATING: There's no proposal to put sidewalks at this time.

MS. JONES: Since this is close to a residential area people from the neighborhood might decide to walk there or at least try to as much as possible.

MR. KEATING: I don't believe there's any sidewalks currently over there right now.

MR. ARGENIO: That's correct.

MS. JONES: There's the mention made from May 24, 2006 of a question about deed restrictions.

MR. KEATING: Actually, I'm glad that was brought up, yes, there was the, I believe it was Henry had brought the mention of possible deed restriction on the property through, we had the title company go back and look at the title reports that were provided and indeed there was a restriction at one point on the property for the Carboughs (phonetic) which were residing next door, the credit union has reached out to Miss Carbough to discuss the possibility of a deed restriction and they have come to an agreement, there was still a restriction on the property for her property and that restriction has, they have come to agreement with the attorneys, I have a copy of the agreement here that I can leave for the town as well that the deed restriction be lifted.

MR. ARGENIO: I'd like a copy of that.

MR. KEATING: Absolutely.

MR. ARGENIO: That's a kudos to you, that's a good one.

MR. KEATING: I'm glad you mentioned that because I failed to mention that.

MR. ARGENIO: What else?

MS. JONES: That was it. Thank you very much.

MR. ARGENIO: Thank you. That was good, I forgot about that.

MR. KEATING: You have to thank Henry, I wish Henry was here.

MR. ARGENIO: Does anybody else have any questions?  
Yes, sir?

MR. BEDETTI: My name is Frank Bedetti, I live on Harth Drive which is not far from there. I'm also a member of the union. I travel that road quite often and the most difficult thing is, most difficult part of that traveling that route is turning south onto 32 from Willow Lane. I was just wondering are there any out lanes both directions or are they restricted just right turns or left turns?

MR. KEATING: The proposed in and out lanes are full access right ins, right outs.

MR. BEDETTI: Because turning south off Willow Lane is a Russian roulette thing as it is now, this is going to just magnify that, I mean, the road is, some consideration maybe for the way you turn in and turn out of that site.

MR. ARGENIO: Anybody else?

MR. STEIDLE: Bill Steidle. Appreciate the opportunity to speak. My name is Bill Steidle, I live on Jackson Avenue, Town of New Windsor, I speak solely as an interested citizen so it's clear. Actually, I speak because I always have high expectations when I see banks and financial institutions going up and I have seen some good examples and bad ones from my perspective, the one next to Wal-Mart's a bad one, although I recognize it's going to be taken down.

MR. ARGENIO: The metal robot.

MR. STEIDLE: That's a good example is the Walden Savings Bank facility in Washingtonville, which is really a good example but anyway that's the context that I speak. I did look at the plan today, the first thing in the plan is the artist's rendering and that rendering is from Route 32 front view of the facility, I think, however, really the most important view of this site will be the one from Willow Lane because when you turn onto Willow Lane from 32 you're going to pass the site very slowly, you're going to look at the site when you're heading in a westbound direction on Willow, you're going to be coming to the stop sign, you're going to be looking at the site. So I think some focus should be made to look at this from Willow. Also when you're going westbound on Willow you're going to be seeing the back of the site and I think to some extent that's important what the views are from Willow. The site is located in two zoning districts although and may be true that the facility itself is in the residential, in the commercial zone, there's a fair amount of work proposed in the residential zone, including a fairly substantial retaining wall, a lot of grading, excavation of a storm water basin and those disturbances go right up to the property boundaries of residential lots, it seems to me that some consideration should be given to try to maintain some vegetation and to reduce the impacts on those residential properties. I did see incidentally on sheet number one there's a reference to deed restrictions and I wondered what those deed restrictions were. So I'm glad that's been discussed. There's a landscaping plan that you know appears that a lot of effort went into it and Chazen is a good firm, they have a good compliment of different professionals but I would feel more comfortable if the landscaping plan were reviewed by a town planner or a town landscape architect retained by the town to look at the landscaping and I suspect the outcome of that probably

would be some discussion between Chazen and that town consultant which might very well benefit the landscaping plan, particularly the screening between the residential and the site as well as the landscaping as you view the site from Willow Lane. The last comment I had was, did relate to parking, 60 spaces are proposed, the town ordinance requires 24, it's 2 1/2 times the parking requirement in the zoning ordinance, that seems to me to be excessive and I think the county was correct in bringing that comment up and incidentally I saw no response to the County comments in the file but I would ask that some consideration be given to reducing the parking, particularly along Willow Lane and increasing the landscaping to better acclimate the site to the residential portion along Willow. So I guess in closing my recommendations are to look carefully at the impacts on the residential areas, including the grading and other work proposed up to the boundaries of the property, to look at the aesthetic impacts of the project particularly from Willow Lane, I think Route 32 people will be going by at a fast clip, I think that's perhaps the less important. And thirdly, I would ask that some consideration be given to reducing parking reducing, paving and increasing landscaping and other amenities. Thank you.

MR. ARGENIO: Thank you, Bill. Anybody else?

MS. JONES: If I can just tacking on to what Bill said about the parking that the town requires 24 and 60 spaces are provided, if you provide plenty of spaces you'll attract more people so and we're concerned about the traffic and the increase and ingress from Willow Lane and turning onto and off of both roads, so if we can reduce the number of parking spaces we'll reduce the number of cars that are in that area which already has a number of, a large number of cars anyway.

MR. ARGENIO: Thank you. Anybody else? Seeing as

there's no hands, I'll accept a motion to close the public hearing.

MR. MINUTA: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board close the public hearing for Hudson Valley Federal Credit Union. If there's no further discussion, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

MR. ARGENIO: I've got a couple things I want to hit and I'm sure that there might be a few other guys have some stuff too. I think that it probably would be wise and I save Joe from having to say this, I think Steidle has a good point, if you could, I'd like to see a couple of elevations of the rear and the side, I don't think you have to go crazy but I'd like that, I think Bill has a good point. What's your roof made out of?

MR. KEATING: Scott, can you elaborate?

MR. BREIDY: It's standing seam.

MR. ARGENIO: It looks like it's standing seam, some type of green and I think that it will match well with the break that's going to be like Petro's building down on 9W.

MR. MINUTA: Exit 10 offices.

MR. ARGENIO: Exit 10 offices. On your ATM, is the ATM

in the front of the building?

MR. KEATING: Well, there's an ATM inside the building and it's I believe it's in the lobby.

MR. ARGENIO: Access from the front.

MR. ROMIER: There's an ATM in the vestibule and there's a drive-up ATM located on the first drive-up lane.

MR. BREIDY: To answer your question, the front ATM is within the lobby of the building and the drive-up ATMs are located in the back.

MR. ARGENIO: Mark, relative to that ATM I'm sure there's somebody out there, I don't know who it is, it's probably some government agency in our government or not that probably tells these folks what kind of lighting and how much lighting they have to have around the pedestrian.

MR. EDSALL: I don't know the particular guidelines but I am aware from discussions with various banks that there are regulations as to minimum lighting so that obviously would be an area of interest, we have discussed that with the applicant, maybe they can expand.

MR. KEATING: There's such an act, there's, New York State has a code for ATM safety act in and around areas where there's the ATMs, the lighting requirements are such that there's a lighting radius essentially that has to be around these entrances.

MR. ARGENIO: I don't want to talk about the front, let's talk about the back.

MR. KEATING: Is this your thing along the back side? I'm going to flip to the landscaping plan here so I can

expand upon this a little better. The radius that would have to go off of the ATM I believe is a 50 foot radius, 50 foot radius, and that radius will have to carry foot candle requirement within that area, however, one of the things that we can do to help reduce the potential for that radius and the glare going passed that is we utilize the sharper cutoff structure so that you're not getting a--

MR. ARGENIO: Are you doing that?

MR. KEATING: Yes, we are absolutely utilizing and it also has a directional optic.

MR. ARGENIO: So it can be changed.

MR. KEATING: So they can help direct that optic as well. And then also there's a 6 foot high stockade fence that along that area on the back and when there is a barrier if I'm not mistaken when there is a barrier of that type of thing you can reduce the amount that that has to be carried back from so by us providing--

MR. ARGENIO: They call it a security barrier.

MR. KEATING: Providing a 6 foot one that will help reduce any headlight glare along the residential properties.

MR. ARGENIO: I think it's a good use, probably better than the bar that was there when I was a kid, but I just want to make sure that we don't jam those folks up on Willow Lane. As for the parking, I disagree with the folks that spoke, everybody's entitled to their opinion, but I will tell that we need to build for the future and if these folks feel too that they need more parking they're in that business, they know what they need, if they didn't need it, I'm quite sure that they would be inclined not to build it. One problem we have

in this town is the places don't have enough parking. As I said before, perfect example is Destinta Theaters, I'm sure a lot of you have been there after it's built, try and get them to come back in and put some more stalls in. You know what, it's impossible. So I think and as I said I'm one member, these guys can, everybody has their own opinion and my opinion if they feel the need for extra parking at that expense especially on the corner of 32 and Willow Lane I think that we should allow them to put the parking in. Go ahead, somebody else? Anybody have anything else? You mentioned the flag pole, Joe Minuta I'm sure is going to mention that. Danny usually mentions the dumpster enclosure when he's here, mentions the roof. What's the dumpster enclosure made of?

MR. KEATING: It's a block type of material to match the brick type of face.

MR. ARGENIO: Block or brick?

MR. BREIDY: It will be a block with a brick veneer.

MR. ARGENIO: I covered a lot here, guys, and what do you guys have? We're not going to go over the wire tonight, there's outstanding stuff that's got to be done.

MR. BROWN: The entrance you say are supposed to be 30 foot wide for the fire?

MR. KEATING: The 30 foot wide is on the Willow Lane side on the DOT side, this was one of the things we had discussed at the workshops is DOT will typically not like to see that width get wider than their standard entrance, so through the discussions with the fire department in the workshops it was agreed upon that we'd provide this amount here 30 feet and then have the additional two fire lanes on both sides of the building and as well also he wanted the, he indicated the

location of where he wanted his building connection for the fire sprinkler system as well we provided that for him on the plan.

MR. ARGENIO: Is there any, probably the wrong guy to ask but Mark, is there any issue with the firemen with the canopy in the back?

MR. EDSALL: No, I believe, what's your drive-thru lane width there? I thought that was wide enough.

MR. KEATING: Yes, we did look at it, I believe there was more than adequate space for the truck to get through that spot.

MR. EDSALL: They knew they'd never take the aerial through there but I believe the fire inspector likes to have that wide enough so the smaller vehicles can make it through.

MR. MINUTA: More specifically, how much space do you have on the roof to the edge?

MR. ARGENIO: I think that was my main issue the roof.

MR. EDSALL: I can doublecheck that with Barney.

MR. ARGENIO: I want to make sure, Mr. Bedetti, is Barney your son?

MR. BEDETTI: Yes.

MR. ARGENIO: Oh, he is, okay.

MR. EDSALL: I'll be speaking with his son to make sure that's what--

MR. ARGENIO: No message there, just made the connection.

MR. EDSALL: I figured you might.

MR. ARGENIO: Thank you, Mark. I don't have anything else. You guys, there's some things you guys have to check, I think you have come a long way, I think we've got some very good input from the public hearing tonight, covered a lot of ground. Joe?

MR. MINUTA: Parking I think is actually a good thing on this particular site with the type of use that it is, I think the town will absolutely benefit, I think the residents will benefit from having the cars on the street.

MR. ARGENIO: You can never get parking spaces back.

MR. MINUTA: Absolutely, absolutely. Mr. Bedetti's comment with regard to the egress out of the lot on 32 that does concern me with the Willow Avenue access travel, I travel that road every single day, that's problematic coming off of Willow, I've waited there myself five minutes just to wait for a spot to come through.

MR. ARGENIO: As Jimmy Petro used to say, he used to need a shave when he got out, town is getting busier.

MR. MINUTA: I like the fact that they have the ingress egress on Willow, I would say let's possibly consider simply ingress off of 32. But other than that, I mean, and also the landscaping, the landscaping I think is ample, what I'd like to see and they adequately provided landscaping on the residential side, what I'd like about the landscape plan that there's quite a few conifers in the back so they're not going to lose their leaves in the wintertime, it will keep a continuous coverage of the building from the residential area.

MR. ARGENIO: Did you look at that landscaping?

MR. EDSALL: I looked at it several times with Roger and in fact it has increased over our discussions and the fence been added.

MR. ARGENIO: Mr. Hines is the landscape expert in your office, probably make sure he gets feedback.

MR. KEATING: Just going to say as part of our agreements when we were working out that restriction on the property, one of the concessions that we're helping with the process is to add additional and let them have some input as to what those trees were, so a lot of the species that you see here are part of the actions of what we've done with the adjoining property owners.

MR. MINUTA: And to that end to Mr. Steidle's comment it's helpful to provide a sample image of what the landscape looks like, a tree that you're proposing really helps the people understand.

MR. ARGENIO: I should show you the landscape renderings that they provided us for the corner of Union Avenue and 32 shops at Newburgh it's called, the way the artists put together the rendering of before and after it's unbelievable.

MR. GALLAGHER: As far as the, we're talking Joe about the only ingress from 32, wouldn't that heighten the problem, the problem on Willow?

MR. MINUTA: Then you're having one access from Willow only, my concern is that you're going to have someone, they'll try and be leaving, they'll try to leave the property and go either northbound or southbound and you already have a problem at the other section, Willow is really difficult to get out of, I can't emphasize that enough, the traffic coming down it's 45 miles an hour, you're coming down the hill, you're coming through the underpass, it's a very difficult area to negotiate a vehicle.

MR. ARGENIO: That's as difficult as any of the other driveways going south.

MR. MINUTA: Absolutely.

MR. ARGENIO: Mark, I think personally I'm not a traffic expert but I think it's a good idea to have ins and outs on both of those entrances but just take a look at that.

MR. EDSALL: One of the things that you should be aware of is that this is a significantly enhanced plan from the originals, we have really maximized the spacing from the intersection just so that the conflict wouldn't again wouldn't occur there, original plan had both access points closer to the intersection and that was vetoed rather early as it may be acknowledged every driveway on 32 is a tough one to make a left turn southbound.

MR. ARGENIO: Don't forget about the water line thing, Agido's got to be in the middle of that.

MR. KEATING: We'll get that taken care of, that's not a problem.

MR. ARGENIO: Thank you.

REGULAR\_ITEMS:

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BLYTHE\_SUBDIVISION\_(05-34)

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MR. ARGENIO: Under regular items, Blythe subdivision. Project proposes lot line change in New Windsor to align to a new proposed private road and has two proposed lots in Cornwall using the private road separate application to that board. The application was previously reviewed at the 30 November, 2005 planning board meeting, 14 June, 2006 planning board meeting. Guys, this is a pretty simple one and the reason they're here is because somebody other than them made a mistake, there was a survey error and it's not a big deal. If you can give us your name and who you are.

MR. SHAW: My name is Gregory Shaw from Shaw Engineering, I'm here representing the Blythe subdivision and I'm here asking for reapproval of subdivision of two lots here in the Town of New Windsor. During construction it was revealed as you had said the previous approval plans did not accurately represent what was physically in the field. That being said, this new submission we had to move the road and we reconfigured both of our lots, the previous submission our lots had sewage disposal systems, the submission now shows that both residences have pump stations and are tied into the Bethlehem Road town sewer system. This subdivision currently is in Cornwall and New Windsor we have already gone to Cornwall for their reapproval and we're asking for the same.

MR. ARGENIO: And you received it?

MR. SHAW: Yes.

MR. ARGENIO: You look vaguely familiar from somebody who I know. Mark, this is, give it to us in two

sentences compressed.

MR. EDSALL: Long sentences?

MR. ARGENIO: Compressed and condensed, there's a mistake on the original subdivision plan, the road went right through a lake or pond?

MR. EDSALL: There was some problems, the bottom line is they have reconfigured it, they have done this in a fashion that conforms with New Windsor and Cornwall zoning laws, they have moved things around to accommodate the pond and reconfigured the road, the road still complies with Cornwall standards which is the source of the road comes off the Cornwall side.

MR. ARGENIO: That's the standard we would apply?

MR. EDSALL: Yes. I reviewed it with the fire inspector, he's okay with that, he says it looks fine. The only changes of any substance besides the rearrangement are the addition of the sewer by an outside user agreement and that's being finalized at this point and secondly, the fact that the interior left lot on the new Windsor side is now accessing off the private road. So the only correction to be made is to give that a street number under 911 from the private road. Other than that, Cornwall's already approved it, I think it's okay for reapproval.

MR. ARGENIO: What do we do?

MR. EDSALL: I suggest that you on the record indicate that you have already reviewed it under SEQRA, that the board previously reached a negative dec on June 14, 2006, there's no new zoning or new information that would negate those determinations and just grant another conditional final approval and let it move forward.

MR. ARGENIO: Do you guys have any exception with that? It's pretty straightforward. I'll have a motion that we acknowledge and adopt for the record what Mark just stated.

MR. GALLAGHER: So moved.

MR. MINUTA: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board adopt and acknowledge the statement that Mark just made. I'll have a roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

MR. ARGENIO: If nobody takes exception, I'll accept a motion for reapproval of the Blythe subdivision.

MR. MINUTA: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board reapprove the Blythe subdivision on Jackson Avenue. No further discussion, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

NORTH\_PLANK\_DEVELOPMENT\_CO.\_ (04-34)

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MR. ARGENIO: North Plank Development.

Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. ARGENIO: This application proposes development of 7,200 square feet and 10,000 square foot building for retail and office use on the three plus acre parcel. Plan was previously reviewed at the 8 December, 2004, 23 February, 2005, 13 December, 2006 planning board meetings. Mr. Shaw, what are you here for tonight with this application? Guys, this is the one over near Strober King, that's right, Greg, isn't it?

MR. SHAW: Yes.

MR. MINUTA: This is the segmented lot?

MR. ARGENIO: Correct.

MR. MINUTA: It's across from the dealership.

MR. ARGENIO: Pretty close. Go ahead, Mr. Shaw.

MR. SHAW: Once again, for the record, my name is Greg Shaw from Shaw Engineering representing North Plank Development Company. Pretty much we were in front of the board three months ago for site plan and during that time, my client had decided that he wanted to expand the building from pretty much being 110 feet to 120 cause he feels these units are more marketable at 20 feet increments.

MR. ARGENIO: What's the new, which is the old?

MR. SHAW: The one on the right is the old one and the left is new. We're increasing the square footage from 5,600 square feet to 7,200 square feet. That being

said with the increase we add in the additional parking and we had to move the refuse enclosure from the side which is now located in the back and that's it.

MR. ARGENIO: Everything else is the same, walkway?

MR. SHAW: Everything is the same.

MR. ARGENIO: Anybody have a problem with that last time? This is your second bite at the apple, I don't recall there being any major issues. You have final approval, yes?

MR. SHAW: Yes.

MR. CORDISCO: Yes.

MR. ARGENIO: Mark, what is the disposition of the road going down the middle of this and we talked about how he was going to build out the road, we had a long discussion about if my memory serves me he was going to construct, I don't remember what exactly what it was, how they were, they're going to construct the road, we talked about them building all the way to the end and Joe brought up the point about kids possibly going down there and getting into mischief. How did we land on that?

MR. EDSALL: I believe the intent was--

MR. ARGENIO: Doesn't affect the application.

MR. EDSALL: I think the intent was to build the entire front portion to the final standard, finish all the landscaping and grading and set up the infrastructure so it could be extended without any difficulty.

MR. ARGENIO: Leaving the top course out on the road.

MR. EDSALL: I'm not quite sure that they eliminated

that, I thought it was going in on this one.

MR. ARGENIO: I think you should lift out. You follow me?

MR. SHAW: Yeah.

MR. ARGENIO: Build the road, put all your lower courses but when you get to the top I don't think we should top it, Mark, we're going to end up with seven seams going down the middle of the road.

MR. EDSALL: No, I think it would to me depend upon what the spacing is between the phases but we would have no problem bonding that and waiting.

MR. MINUTA: What's happening with the fence? There's no fence between there anymore.

MR. EDSALL: Originally there was a 6 foot high fence along that.

MR. MINUTA: Definitely needs some screening, we look at it now you see the entire metal building all the way to the end, see some at least fencing and possibly some landscaping there.

MR. SHAW: Right, again, I think that's a very good point.

MR. ARGENIO: Mark now I assume insomuch as this is minor in nature that the applicant wasn't compelled to come in here with a full blown landscaping plan. He shifted things around a bit and added an island, I assume there's something in the island, there's a bush or--

MR. SHAW: Yeah, some kind of--

MR. ARGENIO: What I don't want to see is a pile of

dirt in there.

MR. MINUTA: Where are you?

MR. ARGENIO: Talking about the left side.

MR. EDSALL: Is it your intent once the board accepts the change incorporate the revision into the full set and bring that in for stamping?

MR. SHAW: Yes.

MR. EDSALL: So you'd have plans that would show everything on the original.

MR. ARGENIO: Howard, do you have anything? This is pretty simple. Joe?

MR. MINUTA: That's my only comment, yeah.

MR. ARGENIO: So what do we need to do here, do you need to do, we need to vote on this?

MR. EDSALL: Yeah.

MR. CORDISCO: Yeah.

MR. ARGENIO: Any comments from the agencies?

MR. CORDISCO: It's a vote amending site plan.

MR. ARGENIO: I'll accept a motion.

MR. MINUTA: Except before we go there when we accept this amendment are we accepting it as it's drawn or accepting it with the provisions of the fence and landscaping to be provided?

MR. ARGENIO: There's no question.

MR. CORDISCO: It's a conditional approval that the plans have to be modified to address the boards--

MR. EDSALL: And it will be the full set because the full set has not been stamped yet so they want to make this revision and incorporate it into the full set.

MR. MINUTA: Thank you.

MR. ARGENIO: Accept a motion that we offer a reapproval of this application based on this plan, comments Joe made and this plan being incorporated and in full force with the other set when they're put together.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board offer reapproval for the North Plank Development site plan. If there's no further discussion from the board members, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

BEAVER\_DAM\_LAKE\_WATER\_CORP.\_(07-04)

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MR. ARGENIO: Beaver Dam Water Corporation water system plan represented by Roth. This application involves improvements associated with Health Department mandated upgrades to the water corporation system in Beaver Dam Lake area of the town. Here to represent this, can we have your name, sir, for the record?

MR. WOJCIEKOFISKY: I'm Troy Wojciekofsky, Fosss and O'Neil Engineering consultants for the Beaver Dam Lake Water Corporation. This is our first really our baby step in the process so I'm going to run through--

MR. ARGENIO: Troy, let me just interrupt you. For the benefit of the other members, Mark and Dominic, I want to ask you this question for the benefit of the other members. When I heard about this project, the first question I asked if it's an addition to the water district or an extension or modification of the water district, why are you here to see us? Why aren't you at the Department of Health? Why are you at the planning board?

MR. EDSALL: If it was a municipal water system, if it was the Town's water system they wouldn't be here. Because it's a privately operated system, they are modifying private site plans, effectively they have to go to the Health Department, the Health Department desired that the Town of New Windsor act, act in the role of lead agency, the only approval coming out of the Town would be a site plan approval be it minor.

MR. ARGENIO: For a tank or some such thing?

MR. EDSALL: Or I believe it's for a location where you're working.

MR. WOJCIEKOFISKY: Right.

MR. ARGENIO: Go ahead.

MR. WOJCIEKOWSKY: I must admit I'm a late substitution so I'm sure I'll get at least 50% of the questions right. I do have a strong supporting cast, Chris LaFrance is the attorney, Bob Roth and Jim McGuinness are here to represent the water corporation and Christine Zalessi (phonetic) of Foss and O'Neil is here to help me out. The community is served by a private water system that was created back in 1949, that system is outdated and antiquated and Orange County Health Department has understood that and has made recommendations with respect to upgrades to the system really mandating these upgrades particularly with respect to treatment. The system right now consists of a water supply well in this location here outlined in red as well as an additional well in this location. The treatment is chlorination and the storage is currently in this location here. The distribution system consists of mainly four inch mains with some two inch and three inch service mains as well. Approximately 156 service connections are provided for the community. Now, as part of the process, there's funding that's being applied for with the Environmental Facility's Commission and part of that process requires an agency to declare their intent to be lead agency. This allows that application process to move forward so funding can be pursued for the actual design detail, design and the construction of the improvements. Now the improvements that are going to be required I will go to my cheat sheet here, treatment upgrades are going to be required due to at least understanding of surface water influences to the two well systems, an additional water supply well is also likely and we feel at least at this point conceptually it could be in this location to again bring the water system to current day standards, increase or at least improve storage capacity, right now the storage system consists of a steel tank and I believe a concrete tank that are in somewhat disrepair.

MR. ARGENIO: I don't see the tanks on the drawing, are they underground?

MR. WOJCIEKOWSKY: I believe they are partially underground. Improvements to the pressure within the system and again that should be addressed by the new storage system, emergency backup power and also metering of all the service connections, right now, there's no metering, the metering is preferred cause at least water conservation if you're paying for actual water usage you're more likely to reduce what you're doing. So that's what we have done here, this red line here is the potential new water line that would be required so what we tried to show really is the limit and extent that the improvements would be taking place and probably in this area here for storage, potential water line here potentially a well here and potentially new treatment areas here. So really big picture the improvements and the disturbance related to are really going to be minimum, so that's what we show tonight. Again, I think that we'll be before the board for a site plan approval. We have submitted a site plan application and I think a long form EAF as well. So tonight again our first step in what I would ask of the board tonight so if they feel fit to declare themselves lead agency.

MR. ARGENIO: Mr. Roth, did you want to say something?

MR. ROTH: No, just clarification on the site of the reservoirs.

MR. ARGENIO: Are they above or underground?

MR. ROTH: They're actually sitting on top of the ground with earth bermed up around them.

MR. ARGENIO: Is that an indication of how bad a shape they're in.

MR. ROTH: Yeah, 1942.

MR. ARGENIO: Anything guys? I think this is a formality, Mark, am I mistaken, this is more a formality than anything else?

MR. EDSALL: It's unique because it's effectively a quasi-public entity and that's the only reason they're here.

MR. ARGENIO: Earth berms pushed up.

MR. EDSALL: That's it for lead agency because we have other involved agencies we'll need to do other normal circulation so but we can get that letter out.

MR. ARGENIO: I don't think--

MR. CORDISCO: Given the proximity to Cornwall, it needs to be referred to the County Planning Department and because of the changes in the General Municipal Law a copy now needs to be sent to the neighboring municipalities.

MR. ARGENIO: All right, unless anybody takes exception to it, I will accept a motion that Town of New Windsor Planning Board take lead agency under SEQRA process.

MR. EDSALL: Circulate lead agency letter.

MR. ARGENIO: I'm sorry, that we initiate the circulation of the lead agency letter. Thank you, Mark.

MR. GALLAGHER: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that

the Town of New Windsor Planning Board circulate a lead agency letter amongst the interested parties for the Beaver Dam Lake Water Corporation water system site plan. No further discussion, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Mark, I don't know what else we have to do with this tonight, these folks are going to go to design, Troy's certainly a competent engineer and put something together with the tanks and showing the wells and all that business and he's going to go to the Department of Health.

MR. EDSALL: I think an issue that you may need to not necessarily make a decision tonight on but a primary item is if you want to have a public hearing or not as New Windsor law is set up.

MR. ARGENIO: There's no question in my mind about that.

MR. EDSALL: That you want to or don't?

MR. ARGENIO: Absolutely not now, I don't want to schedule now, my thought is just for the benefit of the members maybe you guys have something additional to add on that public hearing. If I lived out in Beaver Dam and somebody is going to throw an 80 foot tank up I'm not saying this is what you're going to do, throw an 80 foot steel tank up on the lot next to mine, but I'd want to know about it.

MR. MINUTA: Agreed.

MR. ARGENIO: Maybe I'm a little simple in thinking that way but that's how I would feel but I think we're way early with that.

MR. EDSALL: Well, my reason is there's not a lot that we're going to be reviewing. If you're going to have a public hearing, I think the issues are really focused around any public input and then you would be able to reach a determination under SEQRA but then we're really going to have not much more to do because everything is occurring on the site and mandated by the Health Department so I don't know that we'll have much to say about the individual sites and in all honesty I think, I doubt we'll have anything to say.

MR. ARGENIO: I think you're probably right.

MR. EDSALL: We'll ship them off to the Health Department, wait for them to come back.

MR. ARGENIO: Are you suggesting that we at this point take steps to schedule that public hearing?

MR. EDSALL: I suggest you authorize it and when the applicant believes they're prepared to provide enough information for the public, they can come back.

MR. ARGENIO: But so we're not going to send letters out or anything of that nature?

MR. EDSALL: Yeah, what I would like to do is make the referrals but have them authorized so they can expeditiously come back.

MR. ARGENIO: Joe?

MR. MINUTA: Well, they have obviously demonstrated a need for it and a need to have it but the public should know whoever's living there should happen--

MR. ARGENIO: Do you think we should authorize it?

MR. MINUTA: I don't see why not.

MR. GALLAGHER: It's going to move along pretty quick.

MR. CORDISCO: If a submission comes in in April or May with more detail then they don't have to appear back before the board to get to public hearing.

MR. ARGENIO: Need to vote?

MR. CORDISCO: Yes.

MR. ARGENIO: Motion we authorize a public hearing.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board authorize a public hearing for Beaver Dam Lake Water Corporation water system site plan. If there's no further discussion, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Mr. Wojciekofsky, thank you.

MCQUISTON/FROELICH\_LOT\_LINE\_CHANGE\_(07-05)

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MR. ARGENIO: McQuiston/Froelich lot line change represented by McQuiston. The application proposes conveyance of 4,500 square feet of land from lot 5 which is Mr. and Mrs. Froelich's to lot 6 McQuiston. Sir, your name?

MR. JOHNSON: My name is Ernie Johnson, I'm the land surveyor on the project.

MR. ARGENIO: Tell us what you're doing, Mr. Johnson.

MR. JOHNSON: What Mr. McQuiston would like to do is pick up 30 feet of property from Mrs. Froelich on the corner of Union and Pine, her lot used to go back 30 more feet and went the length of Mr. McQuiston's.

MR. ARGENIO: Can I interrupt? Mr. McQuiston was going to represent this, you're the surveyor, do you have the authority to represent this?

MR. JOHNSON: I believe he signed that paper already.

MR. ARGENIO: Thank you.

MR. JOHNSON: Okay, basically, he had a 90 foot lot, he's now going to have 120 foot lot by picking up 30 feet of Froelich's land that went 150 feet back to the lots that face up on Union and that's basically the exchange.

MR. ARGENIO: So you're squaring it?

MR. JOHNSON: Squaring off Mr. McQuiston's lot and taking that.

MR. ARGENIO: Froelich is going to get a lot in kind with the rest of the lots on Union Avenue?

MR. JOHNSON: Right.

MR. MINUTA: We're not creating any non-conformances?

MR. EDSALL: They have to go to zoning.

MR. CORDISCO: Even though it's consistent with the adjoining lots.

MR. ARGENIO: Maybe I said that a little confusing, they're looking, they're going to be in violation of zoning but what they're creating is consistent with the lots that are in that area size wise, Joe, 80,000 square feet, under the 80,000 square feet but this is in line.

MR. CORDISCO: If I may add this is a pure lot line change, there's not a creation of any additional lots, no new structures you proposed as part of this application?

MR. JOHNSON: Not at all.

MR. MINUTA: Can you just give me a quick understanding of the setbacks, the size of the lots? Is it consistent with whatever the setbacks are also consistent with the neighborhood?

MR. JOHNSON: With the neighborhood, right, they match all the neighborhood, they don't match every new code that's there but the houses are already there all existing.

MR. ARGENIO: No new structures proposed?

MR. JOHNSON: No new ones at all.

MR. ARGENIO: So you're looking for a referral to the ZBA, you guys, this is pretty simple, I mean, so I think that the consensus here is I look to my left and

right I think the planning board will look favorably on this so you have a favorable nod to the ZBA and if anybody agrees with me, I'll accept a motion that we declare this application incomplete at this time.

MR. MINUTA: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare the McQuiston/Froelich lot line change incomplete at this time.

ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Sir, you have been referred to the zoning board with a favorable spin and good luck to you there. If you're successful we'll see you again but I think it's pretty straightforward.

MR. CORDISCO: Mr. Chairman, this project also needs to be referred to the County Planning.

MR. ARGENIO: Why is that, Dominic?

MR. CORDISCO: Because it's a county--

MR. EDSALL: Everything now with the new--

MR. ARGENIO: Because of its proximity to--

MR. EDSALL: Union.

MR. ARGENIO: Union is not state.

MR. EDSALL: It's a county highway.

MR. ARGENIO: Do we have to vote?

MR. EDSALL: No, just tell me to do it.

MR. ARGENIO: Send it, send it, my goodness, big brother looking over my shoulder.

MR. EDSALL: Myra, we can do that as a joint referral ZBA and planning board.

MR. ARGENIO: Yeah, we should expedite that as best we can.

MR. EDSALL: So remind me to check both boxes.

FIRST\_COLUMBIA\_SUBDIVISION\_(07-200)

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MR. ARGENIO: This application is simple, it's a simple minor non-residential subdivision at the existing New York International Plaza property. I see Mr. Bette is here to represent this. Chris, what do you have for us?

MR. BETTE: Yes, my name is Chris Bette with First Columbia, I haven't been here in quite some time so it's nice to be back. Mr. Chairman, if we could, I'm on the agenda for two items, subdivision and site plan, I'd like to do one presentation if that would be okay with you?

MR. ARGENIO: Yeah, I don't think that would be a bad idea. I want to see the site plan, I want to see how involved it is.

MR. EDSALL: Can we make sure, I don't have a problem with it being one presentation but so the record stays clear we should make our applications separate.

MR. ARGENIO: Yeah.

MR. BETTE: This is the first time we're seeing this particular project in this fashion, we have been here I think quite a while ago, we were here maybe on an informational basis for 100,000 square foot building. Tonight we're here for a 60,000 square foot building. So we have down-sized it a little bit. Just to get started, so you don't need a magnifying glass, I'll quickly orientate everybody, on the subdivision map Route 207 is to the left side of the sheet, we're going to be along Hudson Valley Avenue, the site is actually off Avenue of the Americas, just so you know where the site is, it's the corner just north of 555 Hudson Valley Avenue that we built a year or so ago and across the street from the Litron facility so just kind of working our way up Hudson Valley Avenue so far with our

development. We're proposing a 3 1/2 story 60,000 square foot general medical office building, we have not secured any tenants to date, we're just getting something in a shovel ready fashion so that when we do we're quick towards construction. So 3 1/2 stories, the south elevation will be a fourth story elevation and the north elevation of the building will be a three story elevation.

MR. ARGENIO: Because that hill has that slope?

MR. BETTE: Because there's a slope across the whole parcel. There's a good slope across the whole parcel and doing the half story construction allows us to have two access points at two different floors which actually is a nice feature. The negative is that we end up with a little bit of a basement wall for the first floor. Two access points both off of that Avenue of the Americas, we elected to come off Avenue of the Americas due to the proximity of the front parking lot to the intersection of Hudson Valley Avenue and Avenue of the Americas and also due to the grade change from the proposed Hudson Valley Avenue connection that we're hoping to do shortly. There's quite a bit of grade change between that parking lot and that road so we have chosen to come off Avenue of the Americas at two different points to service the building. Utilities are provided from, water service will be provided from Hudson Valley Avenue from the 12 inch main that we installed in 2000 and runs to the front of the building and then we have incorporated a hydrant and I'm meeting with the fire prevention office on the north east side of the building. Sanitary sewer will be conveyed to Avenue of the Americas into the municipal system and storm water's going to be managed on site. We have grade across the whole site, we're planning a detention facility that's compliant with the Phase 2 regulations on the eastern side of the parcel, if you remember, Mr. Chairman, you're probably one of the few that were here when we went through our EIS we had designed and

through the EIS regional basins as opposed to individual site basins. We have been doing individual site basins on a temporary basis. You will notice with the last approval with 555 Hudson Valley Avenue with anticipation of building a new regional basin further on the south east corner of the parcel that will eliminate the need for both of those temporary basins so we're proposing temporary basins for now with the intention to locate them further to the east and the south when we develop that parcel below it.

MR. ARGENIO: Why do you want to do that? Why does that make sense from a developer's point of view? Why would we as a Town want more basins?

MR. BETTE: Well, we're not, we're actually going to have less of them, instead of a basin for each facility that we would need to meet today's regulations.

MR. ARGENIO: I understand.

MR. BETTE: We're going to have just larger regional basins throughout the site.

MR. ARGENIO: Okay, I'm with you.

MR. BETTE: So that's the way we looked at it two years ago, three years ago when we went through the impact statement. It's pretty cut and dry, very similar to what we have done in the past and looking to continue with it and again looking to get it to a point where we can be quick to react if a tenant of, you know, fairly decent size knocks on our door to start construction.

MR. ARGENIO: Well, let's talk about the subdivision first, I want to read, Mark, I'm going to read your comment number 2. Planning board has already completed SEQRA review for the overall New York International Plaza development, we need to confirm consistency with this application, once this is done, no further SEQRA

action is required. What we say is we need to confirm consistency, what does that mean, Mark?

MR. EDSALL: We've done it already and Dom and I we're just discussing that we have on previous applications and not just the First Columbia applications but the applications involving RPA where there was a previous EIS completed, the board has the ability to make an evaluation as to whether the current action is consistent with the findings of the EIS, you have done that for RPA and in fact with RPA because there was a significant amount of time between the initial EIS and the findings to which we're having a new action in front of you, you have actually asked for additional information and in fact supplemental on their particular application. Here it's very fresh and really what we need to do is catalogue.

MR. ARGENIO: Old RPA that's 12 years old.

MR. EDSALL: Very old, that's why the board made a decision to ask for a supplemental here, it's very fresh, we've got new information, what Dom and I were just discussing is creating a good record by not just having the board reach a determination in the minutes but actually creating a resolution that acknowledges the specific state where you're at relative to the thresholds that were in the EIS to why they're with all previous applications plus this application.

MR. CORDISCO: This application, this particular one that's before the board right now is contemplated in the full Environmental Impact Statement and then it was addressed and so what you need to do since SEQRA's closed and you have a findings statement that concluded the SEQRA process, you now are basically comparing this that that completed SEQRA process becomes the yardstick and so you compare this application against that yardstick. If it falls under the yard stick within all thresholds set forth, there's no need unless something

is changed, some new information has come about but there's no need to create any further SEQRA review.

MR. ARGENIO: We're so early in the process of this.

MR. EDSALL: It is at this point I don't mean it sarcastically a joke because there's so much development contemplated and we're so early in the development of this park in your wildest dreams there's no way we can ever be over one of the thresholds but we're talking about starting to keep the record clear, Chris offered several months ago to sit down and start to create a spreadsheet and catalogue the applications.

MR. BETTE: We have included that with this application.

MR. EDSALL: Yes, but what we want to do is take the next step and have a consistency resolution, include that information.

MR. CORDISCO: One of your options would be just to determine, you know, as part of the minutes that SEQRA's concluded, but I think we better for in the future as more applications come in that you have a written document that you can then compare future applications against.

MR. ARGENIO: You're going to keep that tabulation, Mark?

MR. EDSALL: Between Chris, myself and Dom what we're going to do start is just making the record that much more complete.

MR. ARGENIO: Do we need to have a motion and vote, Dominic, over the consistency in this?

MR. CORDISCO: Yes, you do, and you also need to have a motion as to whether or not a public hearing is going

to be required and we're talking about once again we're talking about two separate applications here, one is the minor subdivision and the second one is for site plan approval.

MR. ARGENIO: Only talking about the subdivision now we'll talk about the, Chris made his pitch, that's fine, but we're talking about the subdivision right now.

MR. CORDISCO: I just wanted the record to be clear.

MR. EDSALL: My suggestion is, Mr. Chairman, is that you since this we could roll both the subdivision and the site plan into one consistency resolution, I'd suggest you authorize Dom to prepare that, we'll get that into the record and subsequently--

MR. ARGENIO: You're assuming that everybody agrees.

MR. EDSALL: I can't imagine that they're even close to a threshold.

MR. ARGENIO: I will go around the room informally, Dan, do you agree with that?

MR. GALLAGHER: Yes.

MR. BROWN: Yes.

MR. MINUTA: Yes, we're nowhere near the threshold so sure.

MR. ARGENIO: So you're authorized to prepare that document, Dominic. As far as public hearing goes, correct me if I'm wrong, if we had a public hearing on this we would send the letters to the Town of New Windsor?

MR. EDSALL: Yes, kind of foolish.

MR. ARGENIO: What's the purpose of even discussing the public hearing?

MR. EDSALL: Just to get it on the record, if you decide you don't want one.

MS. MASON: It would go in the paper as well.

MR. CORDISCO: Yes.

MR. EDSALL: Again, nothing that's before the board is something other than what was contemplated in the EIS for which you had a public hearing.

MR. ARGENIO: Yeah, I think that by virtue of the fact that the only neighbor here is the Town of New Windsor and if I remember correctly for the other buildings we didn't have a public hearing either, did we, Mark?

MR. EDSALL: No, I believe what your determination was is that it was reviewed exhaustively as part of the SEQRA EIS and there was no real need to have another public hearing.

MR. ARGENIO: And the only neighbors are ourselves. Does anybody disagree with that?

MR. GALLAGHER: No.

MR. MINUTA: I can't see any reason not to, I mean to have one.

MR. ARGENIO: Do we need to waive that, Dominic?

MR. CORDISCO: Yes, you need to have a vote to waive the public hearing.

MR. ARGENIO: Can I have a motion to waive the public hearing for the subdivision?

MR. GALLAGHER: So moved.

MR. BROWN: Second it.

MR. R. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board waive the public hearing for the New York International Plaza minor subdivision. Any further discussion? Roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

MR. ARGENIO: We determined consistency, we talked about the public hearing, Mark, on this or I should say Mark and Dominic, certainly the site plan will receive I don't want to say exhaustive review but because that's not very nice but it will receive quite a substantial review, anything to prevent us from proceeding? How far can we go with the subdivision tonight?

MR. EDSALL: You could approve it.

MR. CORDISCO: You could authorize, I think the best thing to do would be to have written resolutions for approval and you could authorize those, I will prepare them hand in hand with the SEQRA determination of consistency.

MR. ARGENIO: I don't want to be accused of moving too fast. Do you take exception to that?

MR. MINUTA: I don't, I just have a question.

MR. ARGENIO: We're not voting on it, just authorize

Dominic to prepare the resolutions.

MR. MINUTA: Okay, that's fine.

MR. ARGENIO: Certainly by all means ask your question.

MR. MINUTA: I just have two questions. One is with regard to the subdivision, I'm making the assumption that these are well within the thresholds of zoning compliance as far as setbacks, areas, et cetera, yes?

MR. EDSALL: Yes, there's bulk tables on the plans, everything's fine.

MR. MINUTA: You mentioned something about the detention basins, smaller ones versus larger ones and sort of diverting to a larger one being the preferred, correct?

MR. BETTE: Correct.

MR. MINUTA: Is there an efficiency or inefficiency based on having a smaller versus several smaller versus one larger?

MR. BETTE: No, should be no difference. The larger basin will still have to comply with the New York State DEC storm water regulations, it's just going to be a little bigger in nature, we just won't have 30 of them scattered around, we'll have one in one corner, I think we had three planned, three or four planned in the EIS.

MR. MINUTA: I would imagine they're a lot easier to maintain.

MR. BETTE: Right, there's maintenance requirements today with the thing so it would be a lot easier to maintain three or four as opposed to 20.

MR. ARGENIO: Dominic, you have been authorized to

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prepare that, please do so.

FIRST\_COLUMBIA\_SITE\_PLAN\_(07-201)

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MR. ARGENIO: Now we're going to, that's been disposed of, I'd like to review the site plan and this is the first time we're seeing this, I've got a couple things I'm going to hit on then maybe you guys have a couple things. I want to read this to you, Chris, Pl of Mark's comments, normally I recommend against lighting poles, free-standing within paved parking areas, I suggest the applicant attempt a different layout to avoid this conflict. I couldn't agree more, especially with the amount of space that you have there. What I don't want is a 1980's Wal-Mart or Wal-Mart-like light pole base sticking out of parking lot painted yellow with a light on top.

MR. MINUTA: That I just backed into last week.

MR. ARGENIO: So that I think that's important just because we're up in the Hudson Valley Plaza or the New York International Plaza, I don't see any reason we should take the aesthetics of this project any less serious than we would any other project. Did you do a landscaping plan, Chris?

MR. BETTE: We do have one, it's part of the set.

MR. ARGENIO: I have not looked at it but we're going to look at that tonight, I mean I think you should have some nice landscaping.

MR. BETTE: Yeah, we have.

MR. ARGENIO: The ENAP building in the front where what's the name of Costa's, Tony Costa's?

MR. BETTE: Tony's a banker, isn't he?

MR. ARGENIO: Isn't he on the board of the medical facility?

MR. BETTE: Yeah, the medical building, the medical building landscaping is mature, that building's been up for three or four years.

MR. ARGENIO: The park is nice in the front.

MR. BETTE: We need to enhance the second building that we just built, we have, you know, the deer population has caused us a lot of grief.

MR. ARGENIO: Welcome to the west end of the Town.

MR. BETTE: We tried to pick the ones that they won't eat but they seem to eat anything so we're in the process of enhancing what we have done at 555 and we're going to carry that same approach through this building.

MR. ARGENIO: That would be good.

MR. BETTE: They do need something there.

MR. ARGENIO: Read two other comments, the dumpster location would appear to jeopardize adjoining cars since it's not isolated from parking spaces nor provided with appropriate barriers, consider relocation. Next comment is the applicant may wish to consider rearrangement of the northerly side handicapped parking spaces such that all the signs can be placed out of the concrete walk area. He's right, sometimes we allow them to be placed on the buildings. Mark, is there a distance that the curb has to be from the building for us to allow them to put it on the building or is it, is there not a code for that or is there a code for that?

MR. EDSALL: Well, I don't, normally they're only on the building when it's fairly close, otherwise, they're pretty much not associated with the space here it just

comes down to a matter of setting it up so that the spaces don't line up with the walkway going into the front of the building cause then you end up with a post in the middle of sidewalk so they could very easily just move things around and eliminate the problem.

MR. BETTE: Are we showing the signs behind the sidewalk?

MR. EDSALL: You're showing it behind the curb, look at the 12 spaces to the west, you ended up putting them in the sidewalk which means when the first time a car pulls in and goes over the curb unless you put a wheel stop now we're back to the old thing it's an easily solved problem.

MR. BETTE: We'll have to look at that but there's probably some grade issues.

MR. ARGENIO: We're certainly going to see this quite a few times, you guys have anything? I mean, is there anything jumping out at anybody? I didn't look at the landscape plan, Chris, but I think we'll be looking for something around the pond, some kind of screening so we don't have an open hole in the middle of the site.

MR. BETTE: And I don't have that plan up here, you want to--

MR. MINUTA: Similar to what the other projects really does help, I don't need a visual of rendering image of what your shrubs look like, but if we can have a photograph of what the shrubs look like or trees really to understand its height and its density.

MR. ARGENIO: I said this earlier tonight but those folks up on Union Avenue I don't know what program they did but they did a post-development image that was unbelievable and had like little birds flying in the blue sky, I don't know what the heck it was. Mark, I

mean, how far we going to go with this? He's got a lot to do.

MR. EDSALL: You could, I don't know that you have, you considered specifically the public hearing for this application.

MR. ARGENIO: I'm looking at that too and this falls under the same criteria as the other one.

MR. EDSALL: I would think.

MR. ARGENIO: You guys agree with that? Joe?

MR. MINUTA: I agree.

MR. BROWN: I agree.

MR. GALLAGHER: I agree.

MR. ARGENIO: Dominic, you're authorized to prepare the, do you have that, that the three of them agree to prepare that motion to waive that public hearing.

MR. CORDISCO: You don't need a written resolution to waive the public hearing.

MR. ARGENIO: I'll accept a motion that we waive the public hearing.

MR. GALLAGHER: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board waive the public hearing for site plan for the 60,000 square foot building First Columbia New York International Plaza. No further discussion, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

MR. EDSALL: Now, in answer to your question you have basically addressed the public hearing issue, we have authorized consistency resolution which I will work with Chris and Dom on, there are some comments that I have already gone over with the fire inspector, Barney and I are going to meet with Chris to resolve those.

MR. ARGENIO: You know what my main thing is, Mark, I really want to take time to go to Town Hall and sit with these in front of me and look at them a little bit, I'm certainly not going to give them what they need in ten minutes here, that's what I want to do.

MR. EDSALL: I don't see on my end I've gone through a lot of it already, I will proceed with a complete review and come back.

MR. ARGENIO: I think you should, conceptually it works, I know the lot as you know, Chris, it's high, it's low, I think the location of it makes sense, we're looking for something esthetically pleasing, you did a nice job on the medical building in front, I don't know, that's it. Anybody have anything else? Is that it?

MR. BETTE: That's it.

MR. ARGENIO: Chris, thank you.

MR. BETTE: Do we need County approval for this?

MR. EDSALL: This is beyond the 500 foot, roughly 1,000 so you're okay, you don't need anybody else as far as I

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know.

JERRY'S\_CLIMATE\_CONTROL\_(07-07)

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MR. ARGENIO: Mr. Sabini, Jerry's Climate Control site plan. Application proposes four story self-storage facility with associated site improvements on a 3 acre site on the north side of Route 300. Plan was reviewed on a concept basis only. Mr. Zimmerman appears to be here to represent this. What do you have, Mr. Zimmerman?

MR. ZIMMERMAN: The proposal is to develop a 3 acre lot which is located on 300, it lies between existing building business called Automotive Brake and existing Business Park New Windsor Business Park where there are existing buildings in that location. The proposal is as you've read to construct a single building proposed to be a four story climate controlled self-storage building.

MR. ARGENIO: Is that within code? They need zoning for that?

MR. EDSALL: He does meet the code.

MR. ARGENIO: Go ahead.

MR. ZIMMERMAN: The zone is in the PI, Planned Industrial Zone, and does permit this size building and height of the building as well. So again the proposed building is four stories, each level would be 19,600 square feet for a total of 78,400 square feet, footprint is 80 foot wide by 245 feet in length, part of the proposal is to, the access is obviously going to come in off of Route 300 and the main purposes, for grading purposes the site slopes from the rear of the property towards Route 300, so what we plan to do is grade the site in that same direction and bring the drainage into a storm water detention pond which will be located near the front of the property. The circulation is coming in off of Route 300 and will be

provided sufficient circulation to traverse around the building and come out through that single access road. The zoning requires what we're proposing in this building 550 storage units.

MR. ARGENIO: There must be a lot of money in that business, these things are popping up every place you look, you see storage units. Wouldn't you agree?

MR. SABINI: Yes.

MR. ARGENIO: And you own them?

MR. SABINI: Yes.

MR. ZIMMERMAN: Based on that number of units, the zoning requires, comes out to 55 spaces parking spaces and those are located on the site plan, some in the front of the building but the majority towards the rear of the building. That's the overall plan. Our submittal that we made shows a landscaping and lighting plan, shows a road profile and construction details and it's a 5 sheet set that we submitted.

MR. ARGENIO: Mark, historic overlay?

MR. EDSALL: Yes.

MR. ARGENIO: Mr. Zimmerman, landscaping plan just I think you can do better than that.

MR. ZIMMERMAN: It was an initial attempt.

MR. ARGENIO: Okay, there you go. I just think we can do a little bit better. It's so symmetrical, we're not looking for the Powelton Club but you're--

MR. SABINI: I want it to look pretty.

MR. ARGENIO: I think it's important to you too, you've

been here before and you seem to build pretty decent stuff.

MR. SABINI: No, it has to look nice, it's a retail business to bring people in.

MR. ZIMMERMAN: Again, this was our initial presentation and before I get into every specific detail I wanted to make sure that the layout and the arrangement was satisfactory.

MR. ARGENIO: I think the layout, the flow looks to me, do we have anything from anybody yet Myra? We have highway approved.

MS. MASON: And fire.

MR. ARGENIO: The flow is good in and out, Mark, Mr. Zimmerman, one other thing, the pipes between the basins from station 500 to 400 to 300 is that some kind of discharge pipe or is that just a regular culvert pipe underneath the pavement?

MR. ZIMMERMAN: No, it will be a regular culvert pipe.

MR. ARGENIO: Not perforated with stone or anything like that?

MR. ZIMMERMAN: No.

MR. ARGENIO: Two things I want to read, we recommend dumpster detail require concrete inner pad and masonry pad and finished to match the building. Currently it's not clear. I'll tell you something else, what we're going to be looking for at some point in time, I don't want to trump Joe Minuta but we're in a historical district and we'll be looking for an elevation to build, okay?

MR. SABINI: Like earth tone colors.

MR. ARGENIO: A picture of it. And my next thing I was going to say is just what you said, you saved me from saying it, you knew what I was going to say before I said it.

MR. SABINI: I understand you don't want bright yellow with orange doors.

MR. ARGENIO: Something with stone.

MR. SABINI: I have this to show you, just shows you the finish with glass.

MR. ARGENIO: If you can get some stone, I don't know how to do it.

MR. SABINI: They have so many different looks you can go with.

MR. ARGENIO: That's what we're talking about though. Anything jumping out? Now would be the time to say it.

MR. CORDISCO: Mr. Chairman, I reviewed the application, I noted that they submitted a short form environmental assessment form given that it is in the historical corridor, you've got to take a hard look, I think a long form is appropriate.

MR. ARGENIO: I agree. What do I have to do?

MR. CORDISCO: Just ask him to submit a long form, it does require referral.

MR. MINUTA: We're looking for something and we're developing this as we go along, okay, the entire historic corridor we stated to several different meetings that we're really trying to pull from the aesthetics of the Cantonment of the shingle style types of architecture and buildings of that period so that

historic corridor maintains historic nostalgia, that's what we're looking for. I realize there's other buildings in that area and sometime upon a time they'll obviously do a facelift also.

MR. ARGENIO: Having said that, we understand you're not going to create a storage unit inside a barn with wood from the 1700s but just keep that theme in mind. Dominic, you were saying something?

MR. CORDISCO: I was beginning to say in addition to to the long form EAF this does require referral to the County Planning Department and it also perhaps should be circulated for lead agency given that there's also DOT approvals required.

MR. ARGENIO: With that, the long form Mr. Zimmerman, do you have that? We're in the historical district.

MR. ZIMMERMAN: I will prepare that. I didn't do that but I will.

MR. ARGENIO: So we need to authorize the issuance.

MR. CORDISCO: I think you need to circulate for lead agency and I think the referral from County Planning should go once the long form EAF comes in.

MR. ARGENIO: Why is that?

MR. CORDISCO: Because it's considered under the statute of general municipal law considered part of the formal application that's referred to the County Planning Department.

MR. ARGENIO: I agree with that then I'm with you.

MR. MINUTA: Two questions, fire, with regard to fire, I don't recall what happened there, I just have two questions in general. One is can local fire

accommodate a four story building? And two, is there enough setback on each side of the building in case they need to use a ladder or pumper or whatever to be able to erect that and facilitate putting out a fire?

MR. ARGENIO: I can only answer that I have comment from fire, I'll read directly from the notes, size of building requires sprinkler and alarm system and the height of the building will require standard pipe system. So yes, Mr. Bedetti's son Barney feels they can fight a fire in the area they have there.

MR. EDSALL: Now I, just to let you know, some changes made based on the workshops that Barney and I met them on.

MR. ARGENIO: Barney asked for changes?

MR. EDSALL: Yeah, the full 30 foot loop and the height is no problem because of 40, 50 foot is nothing relative to the aerial.

MR. ARGENIO: I'll accept a motion that we circulate lead agency coordination letter. Somebody agrees with that?

MR. GALLAGHER: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board circulate lead agency coordination letter for Jerry's Climate Control on Route 300. No further discussion, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE

MR. ARGENIO                      AYE

MR. ARGENIO: We're going to wait for the long form before we refer to Orange County. Dominic, that's a very good point, so we have authorized it so we'll--

MR. EDSALL: I'll get it out to DOT as well.

MR. ARGENIO: The applicant should submit six sets of drawings folded and the environmental form. Mark, can we discuss number 4 tonight? We can discuss that, can't we?

MR. EDSALL: Yeah, that would be fair to let the applicant know your intent.

MR. ARGENIO: For those members in the audience number 4 I'll read it. The planning board should determine for the record if a public hearing will be required for this site plan per its discretionary judgment under Paragraph 300(a)(8) of the Town Zoning Law. I'm going to ask my associates but if I owned the lot next to it, next to the applicant I should say, I certainly would want to know if I had a four story building go up next to me.

MR. MINUTA: Yes.

MR. GALLAGHER: Yes.

MR. BROWN: Yes.

MR. ARGENIO: Okay, so can we schedule it?

MR. EDSALL: I think you can authorize it.

MR. ARGENIO: I don't want to have it until Mr. Zimmerman gets the plans closer because the landscaping is going to be an issue and I want the public to see something pretty darn close to what they're going to

build.

MR. EDSALL: I've got some layout comments, I think Gerry gave us a bonus of ten extra parking spaces but--

MR. ARGENIO: I didn't see that here.

MR. EDSALL: There's more spaces.

MR. ARGENIO: Fifty-five spaces required, 55 spaces provided, that's what I see.

MR. EDSALL: Now count them, there's 65.

MR. ARGENIO: So your table doesn't match your drawing, Mr. Zimmerman.

MR. ZIMMERMAN: No, the ten in the back were for outside storage.

MR. EDSALL: Is that called out as outside or did I miss outside storage?

MR. ZIMMERMAN: Yeah, outdoor storage.

MR. MINUTA: Do you need screening for those vehicles?

MR. EDSALL: Okay, it's parking spaces.

MR. ARGENIO: How does that work? Can they store vehicles out there?

MR. EDSALL: They need your approval.

MR. SABINI: We like that, Mr. Chairman, outside parking.

MR. EDSALL: Well, the flip side of the coin is there's no handicapped parking so they're going to need to provide handicapped parking which means they're going

to lose all the spaces for the access aisles.

MR. SABINI: Now, about the outside RV parking is in the back of the building, if you require landscaping to camouflage it.

MR. ARGENIO: Put it way in the back like in Montgomery.

MR. MINUTA: Can I just pick upon one thing that you mentioned, I'd like to see what the building is going to look like, not just what it might look like.

MR. ARGENIO: We're passed that, I'm with you.

MR. MINUTA: I want to see an elevation of what that looks like.

MR. SABINI: I just want to ask can you schedule a public hearing at the same time like Gerry does the work and simultaneously at the same time?

MR. ARGENIO: We're going to authorize the public hearing in a few minutes, matter of fact, anybody feels it's okay I'll accept a motion.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board authorize a public hearing for Jerry's Climate Control site plan. If there's no further discussion, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE

MR. ARGENIO                      AYE

MS. MASON: You have to wait 30 days until after lead agency coordination letter goes out.

MR. ARGENIO: And me as the chairman of this planning board I really insist on that when you guys come back in when you come in for a public hearing, I really want the plan to be really, really close to what it's going to look like. Anything that's missing subsequent to the public hearing will be certainly an oversight that Mark missed or we missed, it will be really minor stuff.

MR. SABINI: Fully detailed. Am I allowed to call Mr. Minuta and meet him at his office to see what he's looking for so I can do it the right way? You know what I'm saying, you say is there guidelines that you got to follow?

MR. ARGENIO: Let me say this, we're not an architectural review board, we don't have an architectural review board in new Windsor doesn't exist, we happen to have an architect on the planning board though so if you're brave enough to meet with Joe and talk about your elevations, that's up to you. It's got nothing to do with me, actually does very something to do with me but yeah, you can meet with him and go over it.

MR. MINUTA: I don't want to leave you openended, that's not the intent.

MR. ARGENIO: I don't want to turn it into brain surgery, we want to have earth tones as I said, I don't expect you to build your climate controlled storage building with wood from 1755 with wooden pegs and dowels, but we want to try to have a theme like Schlesinger's Steakhouse, like some of the stuff at the Cantonment, I'm not saying Schlesinger's, I'm not

saying you have to build the building out of stones.

MR. SABINI: I understand.

MR. GALLAGHER: Maybe we should get some--

MR. ARGENIO: What I want him to do is look at--

MR. GALLAGHER: Continental Manor, we gave them similar advice.

MR. ARGENIO: But you've got to remember, Dan, that's condos, this is a storage building, you can maybe look at those plans, Myra can show them to you or Ross Winglovitz is here, take a look at the colors they used because they did a pretty good job matching the colors but as I said, I don't want if you're brave enough to sit down with him, go ahead.

MR. SABINI: I understand, all right.

MS. MASON: You need a workshop before the public hearing.

MR. ARGENIO: What else? You're going to Orange County Planning, you're within 500 feet of a state highway, you're going to have to submit to DOT.

MR. EDSALL: We'll refer it to DOT.

MR. ARGENIO: To Poughkeepsie, good for you, the applicant that is.

MR. SABINI: Why is that?

MR. ARGENIO: Because Newburgh was, sometimes they didn't, they're a little understaffed and sometimes they didn't respond as quickly as we'd like them to. Poughkeepsie has a lot more staffing and they, right, Mark, they have more people that can handle stuff.

MR. EDSALL: We're hoping things move a lot quicker.

MR. ARGENIO: What else do we have to do here? This is it?

MR. CORDISCO: That's it.

MR. ARGENIO: We have given you some direction and as I said to my members or the members next to me we're going to see this again and Mr. Sabini certainly does do a pretty fair job when he does things in the Town, we have all the confidence that he will do that here.

MR. EDSALL: Is the board looking for anything relative to the storage for screening so we can work with him for the ten rear spaces? Are you looking for anything special?

MR. ARGENIO: I want to talk to Joe Minuta about that a little bit privately and toss around some ideas if that's okay.

MR. EDSALL: I'll work with them on the issue of the handicapped spaces and adjusting for that and some curb suggestions I had for channelization.

MR. ARGENIO: Okay, thank guys.

MR. SABINI: Thank you. Good night.

DISCUSSION

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COVINGTON\_ESTATES

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MR. EDSALL: Covington is application 01-41, if I'm remembering correctly. Covington Estates is a site plan on Route 300 that received approval the application indicates on October 25.

MR. CORDISCO: Well, originally approved on March 8, 2006 then it came in for site revisions which were approved on October 25, 2006.

MR. EDSALL: If you recall at that time the applicant desired a conditional approval with full understanding that there were some conditions that were somewhat difficult for them to comply with since they involved the water moratorium, the extension of the water district and so on. They have now reached a point where they are seriously concerned that they can meet the conditions within the prescribed 360 days and they're seeking a reapproval based on all the previously application information.

MR. ARGENIO: Nothing changed?

MR. EDSALL: Correct. Normally, I would hesitate in suggesting that reapprovals are a great idea, this is a little unique because the conditions that they can't meet deal with extension of a Town water district extension of or a, either a relief or elimination of the Town water moratorium fully out of their control, Town issues. I understand the Supervisor's communicated with you, Mr. Chairman.

MR. ARGENIO: I want to read that letter to my contemporaries. February 28, 2007. Dear Chairman Argenio: It's my understanding that a representative of Covington Estates will be appearing before the planning board requesting extension of their

conditional approval. Mr. Winglovitz is in the back of the room, that's not in the letter. Please be advised that the matter of the extension of water district number 5 to include this property is being processed now and will be acted upon by the New Windsor Town Board shortly. Very truly yours, George Green, Supervisor.

MR. EDSALL: With that in mind and the fact that the applicant has done everything in their power to meet the conditions other than the ones that we're the only ones who can help them jump over the last hurdle, I suggest we consider the request of a pre-approval but grant them not only pre-approval but give them the two, 90 day extensions, again, that way they can have plenty of time to work with the Town Board to get this resolved.

MR. ARGENIO: If anybody has any questions, now is the time to ask. If not, I'll accept a motion to grant the extension, the reapproval and the two 90 days extensions.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board reapprove Covington Estates and give them two 90 day extensions that they have requested. If there's no further discussion from the board members, I will have a roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

SHADOW\_FAX\_SUBDIVISION

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MR. EDSALL: The next item I have been given is a copy of a letter from MJS Engineering relative to the Shadow Fax subdivision application requesting extension of the preliminary approval, the letter is wrong in the fact that it asks for two 90 day extensions, that's the wrong request, what they should be asking for is a six month preliminary extension.

MR. ARGENIO: Is that the Jacobowitz letter?

MR. EDSALL: That's MJS Engineering from Jim Clearwater. I don't recall that application number.

MS. MASON: 03-22, I think.

MR. GALLAGHER: They haven't received any extensions so far?

MR. CORDISCO: This is the first one.

MR. EDSALL: I'm not sure that they've had any preliminary extensions, nonetheless, they're getting agency approvals so it's a normal deal.

MR. ARGENIO: That would be a motion for a six month extension for preliminary approval for Shadow Fax.

MR. GALLAGHER: So moved.

MR. MINUTA: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board grant six month extension for preliminary approval granted September 14, 2006 for Shadow Fax subdivision on Jackson Avenue. No further discussion, roll call.

ROLL CALL

February 28, 2007

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MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

SLOOP\_HILL\_ASSOCIATES

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MR. EDSALL: The next one is Sloop Hill associates had a lot line change they performed down near the mini storage, involved several lots, involved some properties that the Town of New Windsor sold to them so they could create a cul-de-sac down by the Moodna.

MR. MINUTA: What mini storage?

MR. ARGENIO: That's down off Shore Road.

MR. EDSALL: Off Shore Road is Sloop Hill. Well, the applicant worked with the Town, the Town sold them some land, they agreed to build a cul-de-sac so it was a very good relationship and cooperation between the Town and this private party they need their two 90 day extensions to finish up.

MR. ARGENIO: Why aren't they finished up?

MR. EDSALL: I have no idea, might be just timing, cash flow.

MR. ARGENIO: Their intent is to finish it?

MR. EDSALL: As far as I understand so they would just like to have the two 90 day extensions tacked onto their original approval.

MR. MINUTA: So I understand these two 90 days to complete construction?

MR. EDSALL: No, it's the final conditional, it's technically a subdivision so what they need to do is just add on their two 90 days to their original 180 and that's it. After that, it expires.

MR. CORDISCO: So they can get the subdivision plat filed.

MR. ARGENIO: Anybody agrees, I'll accept a motion.

MR. MINUTES: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board grant Sloop Hill Associates two 90 day extensions from Mark, am I correct, are from 9/18 through 3/17 of '07?

MR. EDSALL: Yes.

MR. ARGENIO: No further discussion, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE

WOODLAWN\_CONDOMINIUMS

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MR. EDSALL: Last but not least no action needed on this, just an update, Mr. Larry Toro from JL Consulting formally of AFR Engineering representing Woodlawn Condominiums, many times known as the Wermer's property, that project is still ongoing, they have been to the workshop several times meeting with Dick McGoeys on infiltration inflow into the sewer that runs through the property, they have been meeting with Pat Hines from my office relative to storm water management, they just wanted you to know that in fact the application is active, even though they haven't been here cause they have a lot of things to resolve. So there's a letter on file, just wanted you to be aware of that.

MR. ARGENTIO: Okay, thank you. Motion to adjourn?

MR. GALLAGHER: So moved.

MR. BROWN: Second it.

ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. ARGENTIO	AYE

Respectfully Submitted By:

Frances Roth  
Stenographer